



City of San Antonio

Agenda Memorandum

File Number: 17-1104

Agenda Item Number: 17.

Agenda Date: 1/11/2017

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 17001
(Associated Zoning Case Z2017003)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 20, 2010

Current Land Use Category: Mixed Use

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 11, 2017. This case is continued from the December 14, 2016 hearing.

Case Manager: Nyliah Acosta, Planner

Property Owner: Lee Re, Adarsh K. Hari and Inkyoung Lee

Applicant: Lee Re

Representative: Lee Re

Location: 11203 Perrin Beitel Road

Legal Description: 1.016 acres out of NCB 15862

Total Acreage: 1.016

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Hills of Park North Neighborhood Association

Applicable Agencies: Aviation

Transportation

Thoroughfare: Wye Drive

Existing Character: Local Road.

Proposed Changes: None known.

Thoroughfare: Perrin Beitel Road

Existing Character: Secondary Arterial.

Proposed Changes: None known.

Public Transit:

VIA route 14 is within walking distance from the subject property.

ISSUE:

Plan Adoption Date: May 20, 2010

Update History: None

Goal: encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.

Comprehensive Land Use Categories

Mixed Use: Mix of low intensity residential and commercial uses. Should have mix of uses in the same building or in the same development Shared parking located to rear of structure, limited curb cuts Inclusive of community commercial uses and low and medium density residential uses. Examples are professional/personal services, shop front retail with restaurants, cafes and gift shops

Example Zoning Districts:

MXD, TOD, IDZ, UD, FBZD, NC, *C-1, *C-2, C-2P, *O-1, *O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25,
*with urban design standards

Comprehensive Land Use Categories

Regional Commercial: High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses.

Example Zoning Districts:

NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2,

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use

Current Use

Commercial

North

Future Land Use Classification

Mixed Use

Current Use

Commercial

East

Future Land Use Classification

Mixed Use

Current Use

Commercial

South

Future Land Use Classification

Business Park

Current Use

Industrial

West

Future Land Use Classification

Mixed Use

Current Use

Industrial

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to have a reception hall. The subject property is located on a small lot that would not accommodate the intensity of Regional Commercial. The subject property is also near the intersection of a local road and a secondary arterial. Regional Commercial uses are generally located within areas with high commercial activity, and major intersections. This property is not suited for a Regional Commercial land use category. In addition the applicant could change the zoning request from "C-3" to "C-2 CD" Conditional Use for a Reception Hall, which would no longer require the plan amendment.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the San Antonio International Airport Vicinity Plan as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends Denial. The subject properties location is not a suitable fit for Regional Commercial. The property is not located within a major arterial node, and is not within the vision of the San Antonio International Airport Vicinity Plan, to encourage compatible uses with more intense commercial uses at major intersection nodes.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017003

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District Proposed Zoning: "C-3

AHOD" General Commercial Airport Hazard Overlay District
Zoning Commission Hearing Date: December 6, 2016